

# MEMORANDUM



0000036272

TO: Mark DiNunzio  
Administrative Utilities Consultant  
Utilities Division

Arizona Corporation Commission  
**DOCKETED**

DEC 28 2000

**RECEIVED**

2000 DEC 28 A 9:17

FROM: Barb Wells  
Engineering Plans Technician  
Utilities Division



AZ CORP COMMISSION  
DOCUMENT CONTROL

THRU: Del Smith  
Engineering Supervisor  
Utilities Division

DATE: December 27, 2000

RE: **SUN CITY WATER COMPANY (DOCKET NO. W-1656-00-777); SUN CITY SEWER COMPANY (DOCKET NO. SW-2276-00-777) AND SUN CITY WEST UTILITIES COMPANY (DOCKET NO. WS-2334-00-777)**

The areas requested by Sun City Water, Sun City Sewer and Sun City West Utilities for extension and Sun City West for partial transfer have been plotted with no complications, using the amended legal description, which has been docketed. This is the legal description that should be used when the order is issued.

Attached are copies of the maps for your files. Also attached is a copy of the correct legal description.

:bsw

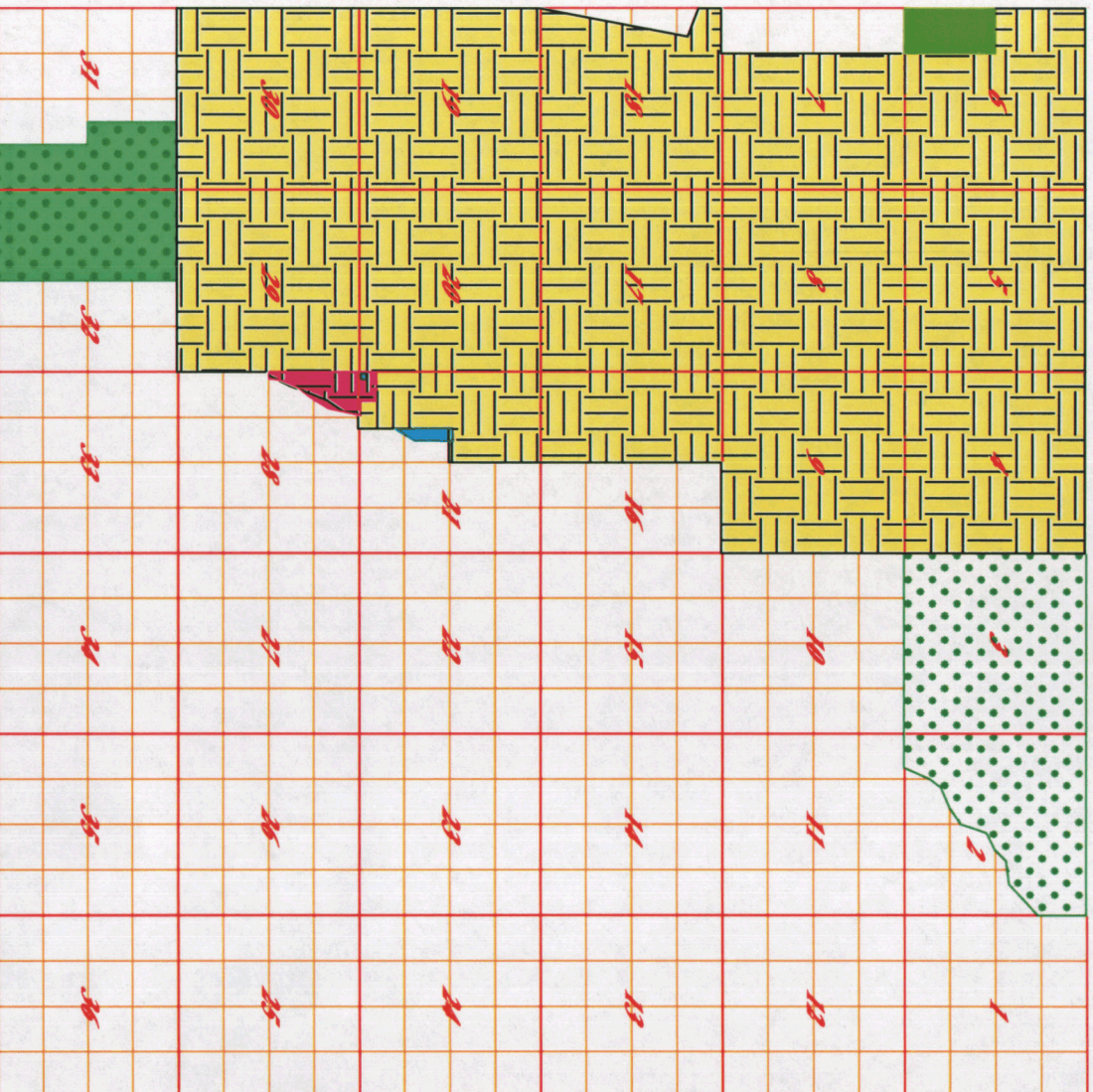
Attachments

cc: Docket Control  
Mr. Blaine Akine  
Mr. Fred Schneider  
File



# COUNTY: Maricopa

## RANGE 1 East



## TOWNSHIP 3 North

**Sewer** SW-2276 (4)

Sun City Sewer Company

**W-1656 (6)**

Sun City Water Company

**(3)**

City of Peoria

**Sewer**

Sun City Water Company  
Docket No. W-1656-00-777  
Application for Extension

Sun City Sewer Company  
Docket No. SW-2276-00-777  
Application for Extension

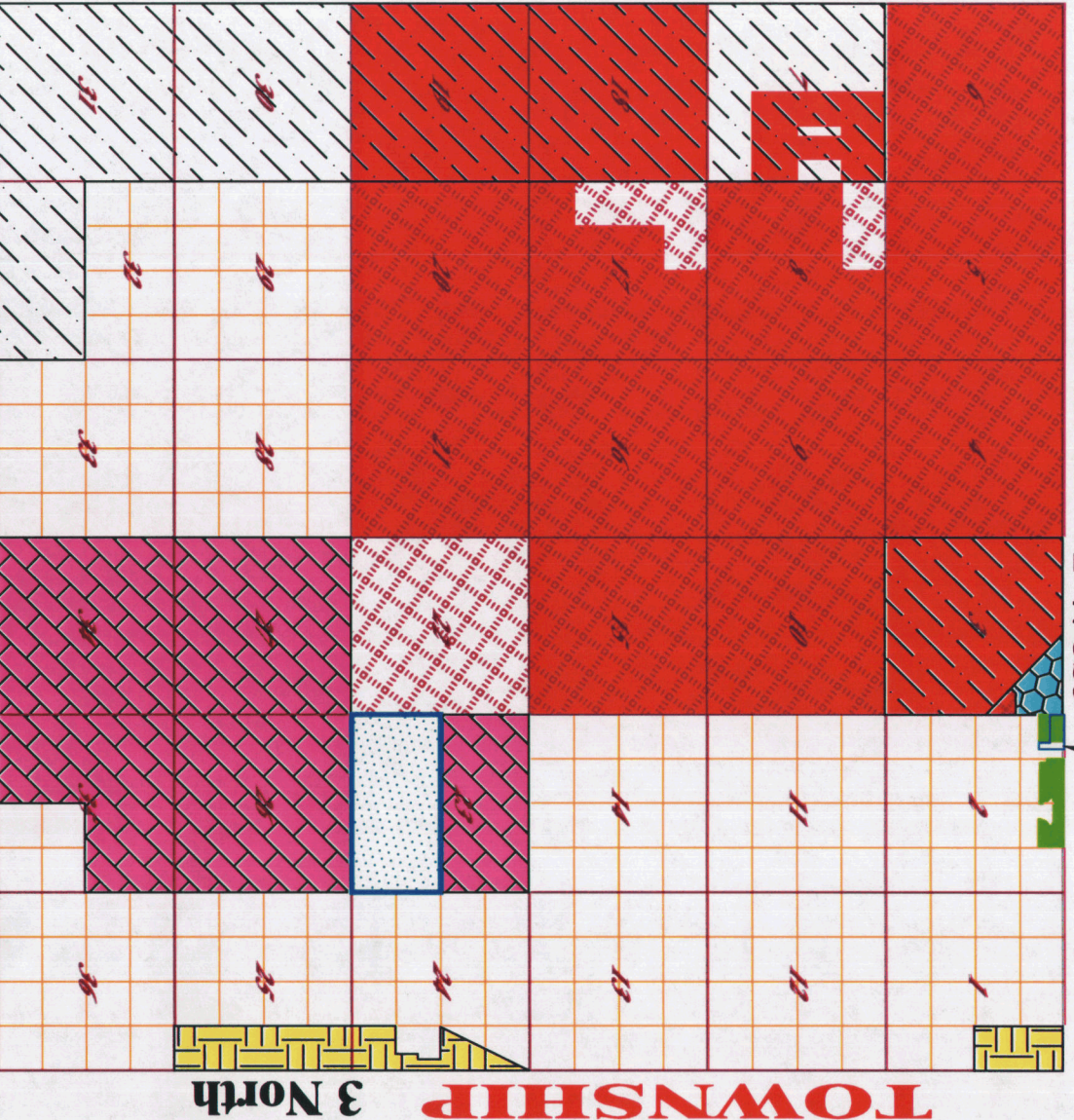
Sun City Water Company (W-1656-00-777) and  
Sun City Sewer Company (SW-2276-00-777)  
Application for Extension for Water & Sewer



# COUNTY: Maricopa

## RANGE 1 West

WS-2334 Application for Water Service



## TOWNSHIP 3 North



W-3039 (2)

Brooke Water L.L.C.



W-1032 (7)

Citizens Utilities Company (Agua Fria)



SW-2276 (4)

Sun City Sewer Company



W-1656 (6)

Sun City Water Company



WS-2334 (2)

Sun City West Utilities Company



(1)

City of El Mirage (Nonjurisdictional)



(4)

City of Surprise (Nonjurisdictional)



Sun City West Utilities Company  
Docket No. WS-2344-00-777

Application for Extension for Sewer



Brooke Water L.L.C. (W-3039-98-073)

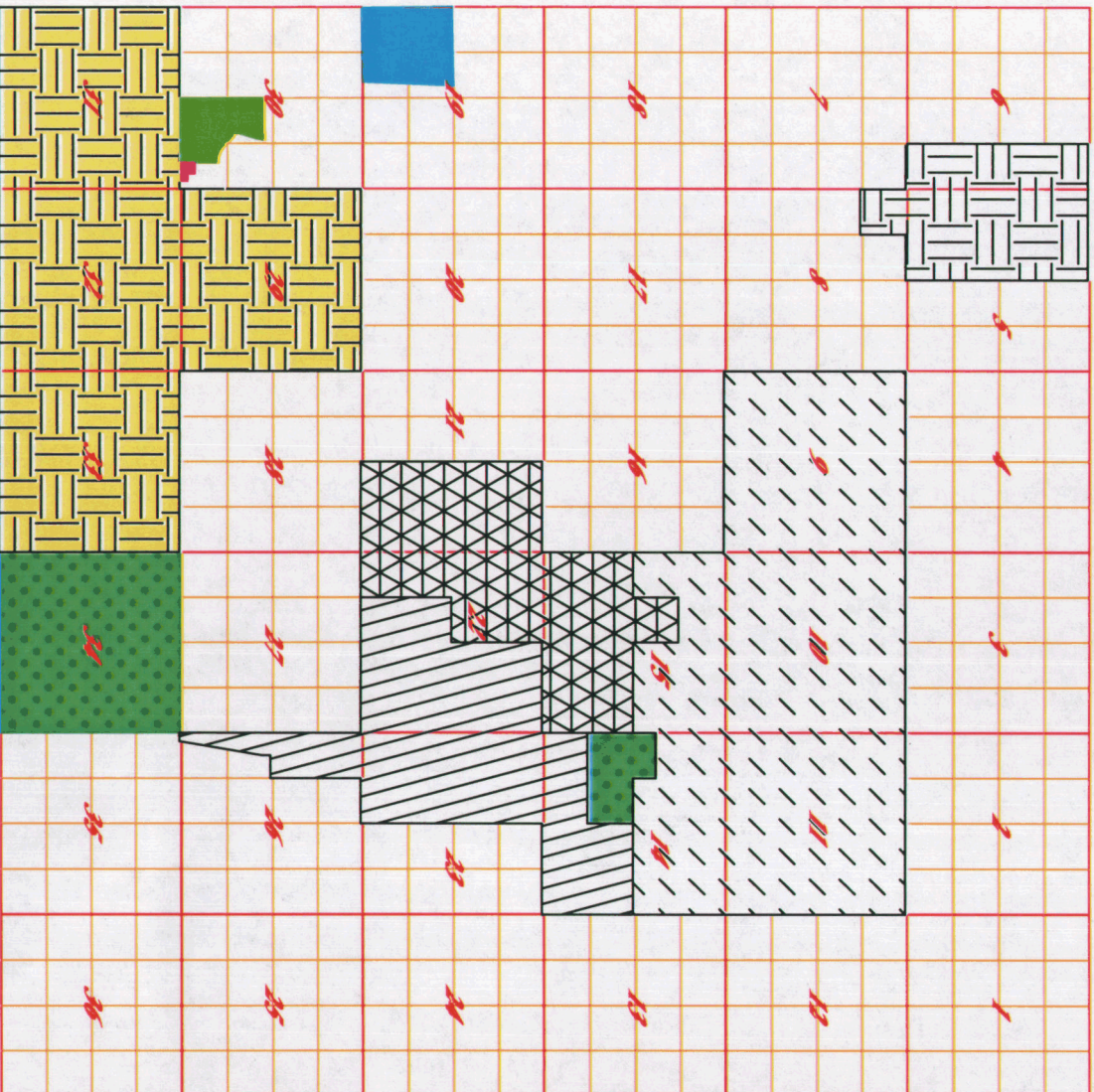
Application to Transfer to

Circle City Water Company L.L.C. (W-3510)



# COUNTY: Maricopa

RANGE 1 East



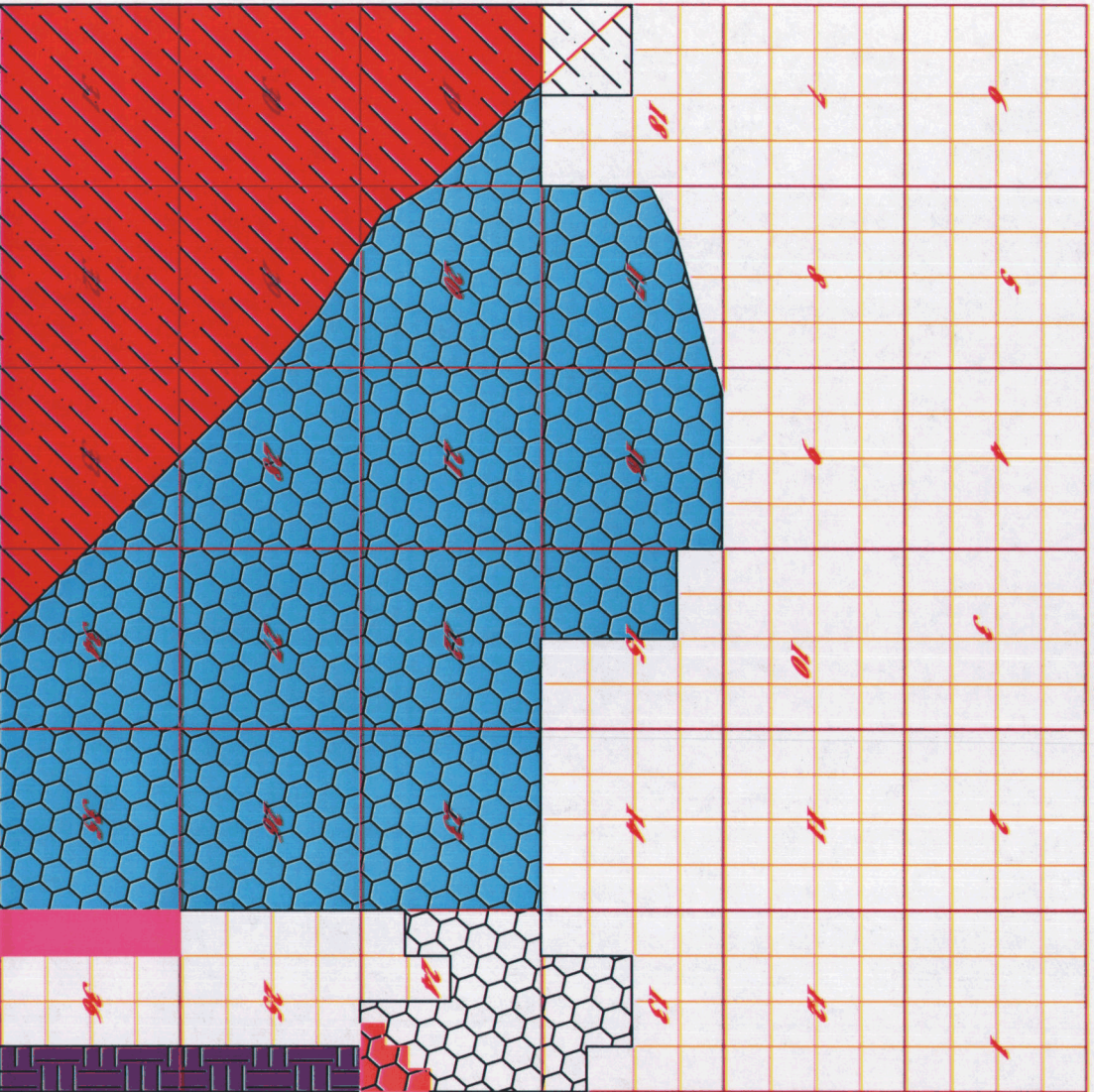
TOWNSHIP 4 North

-  W-1737 (1)  
New River Utility Company
-  W-1539 (1)  
Rose Valley Water Company
-  Sewer  
SW-2276 (4)  
Sun City Sewer Company
-  W-1656 (6)  
Sun City Water Company
-  W-2069 (1)  
Sunrise Water Company, Inc.
-  C-0008 (3)  
City of Peoria (Nonjurisdictional)
-  Sun City Water Company  
Docket No. W-1656-00-777  
Application for Extension
-  Sun City Sewer Company  
Docket No. SW-2276-00-777  
Application for Extension
-  Sun City Water Company (W-1656-00-777) and  
Sun City Sewer Company (SW-2276-00-777)  
Application for Extension for Water & Sewer



# COUNTY: Maricopa

RANGE 1 West



TOWNSHIP 4 North



W-1032 (7)

Citizens Utilities Company (Agua Fria)



SW-2276 (4)

Sun City Sewer Company



W-1656 (6)

Sun City Water Company



W-2334 (2)

Sun City West Utilities Company



Sewer



(4)

City of Surprise (Nonjurisdictional)



Sun City West Utilities Company  
Docket No. WS-2344-00-777

Application for Extension for Water & Sewer



Sun City West Utilities Company  
Docket No. WS-2344-00-777  
Application to Transfer to  
Sun City Water Company  
Docket No. W-1656-00-777



Legal Descriptions of Proposed C. C. & N. Extension Areas  
Sun City Water Company

**PARCEL 1**

That portion of Section 30, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, State of Arizona, being more particularly described as follows:

Beginning at the S  $\frac{1}{4}$  corner of said Section 30; thence N00°16'26"W along the north-south mid-section line of said Section 30 a distance of 2,391.05 ft. to a point; thence N89°31'05"E a distance of 1,227.95 ft.; thence southwesterly along a non-tangent curve having a chord bearing of S06°21'32"W and a length of 201.90, whose radius is 817.44 ft. a distance of 202.42 ft.; thence S17°20'46"W a distance of 568.61 ft.; thence S72°44'57"E a distance of 25.00 ft.; thence S12°20'46"W a distance of 100.00 ft.; thence S65°53'13"E a distance of 113.56 ft.; thence S44°48'14"E a distance of 212.11 ft.; thence N45°04'23"E a distance of 30.00 ft.; thence S44°50'46"E a distance of 100.00 ft.; thence S45°04'23"W a distance of 30.00 ft.; thence S44°52'24"E a distance of 50.00 ft.; thence S49°08'16"E a distance of 96.50 ft.; thence S58°53'48"E a distance of 146.39 ft.; thence S71°54'35"E a distance of 145.30 ft.; thence S84°18'17"E a distance of 145.30 ft.; thence N89°31'12"E a distance of 19.95 ft.; thence S00°09'49"W a distance of 1045.34 ft. to a point on the south line of said Section 30; thence S89°49'07"W along the south line of said Section 30 a distance of 1,884.00 ft. to the Point of Beginning;

and

**PARCEL 2**

That portion of Section 19, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, State of Arizona, being more particularly described as follows:

Beginning at the Southwest corner of said Section 19, thence N00°34'46"W, 2,641.44 feet along the West line of said Section 19 to the W  $\frac{1}{4}$  corner; thence N88°53'21"E, 2,313.80 feet along the mid-section line of said Section 19; thence S02°24'47"W, 2,651.86 feet to a point on the South line of said Section 19; thence S89°02'07"W, 2,177.26 feet along the South line of said Section 19 to the Southwest corner of said Section 19, said point being the point of beginning;

and



### **PARCEL 3**

That portion of the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 21, Township 3 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, State of Arizona, being more particularly described as follows:

Beginning at the SW corner of said Section 21; thence N88°17'15"E along the south line of said Section 21 a distance of 55.04 ft.; thence N00°34'15"E a distance of 55.04 ft. to the True Point of Beginning; thence continuing N00°34'15"E a distance of 150.00 ft.; thence N88°17'15"E a distance of 150.00 ft.; thence S00°34'15"W a distance of 150.00 ft.; thence S88°17'15"W a distance of 150.00 ft. to the True Point of Beginning;

and

### **PARCEL 4**

That portion of the SW  $\frac{1}{4}$  of Section 21, Township 3 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, State of Arizona, being more particularly described as follows:

Beginning at the W  $\frac{1}{4}$  corner of said Section 21; thence N87°17'50"E along the north line of the SW  $\frac{1}{4}$  of said Section 21 a distance of 900 ft. to the True Point of Beginning; thence N87°17'26"E a distance of 1,108.11 ft.; thence S00°14'47"W a distance of 1,099.93 ft.; thence S31°59'12"W a distance of 638.96 ft.; thence N00°22'51"E a distance of 520.61 ft.; thence S86°59'08"W a distance of 779.57 ft.; thence N00°35'13"E a distance of 1,109.95 ft.; to the True Point of Beginning; except that portion lying within the W  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  and the W  $\frac{1}{2}$  of the W  $\frac{1}{2}$  of the E  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  of Section 21, T3N, R1E of the Gila and Salt River Base Meridian, Maricopa County, State of Arizona;

and

### **PARCEL 5**

The W  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  of Section 6, Township 3 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, State of Arizona;



Legal Descriptions of Proposed C. C. & N. Extension Areas  
Sun City West Utilities Company - Water

**PARCEL 1**

That portion of the N  $\frac{1}{2}$  of G.L.O. Lot 4 of Section 2, Township 3 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, State of Arizona, being more particularly described as follows:

Beginning at the NW corner of said Section 2, thence S00°02'35"E along the west line of said Section 2 also being the centerline of Dysart Road, 430.50 feet; thence S89°55'23"E, a distance of 841.80 feet; thence S00°02'35"E, 323.72 feet to the south line of said north half; thence S89°42'04"E along said south line 186.82 feet; thence N00°02'35"W, parallel with and 1,028.62 feet east of said west line, 755.15 feet to the north line of said Lot 4 also being the centerline of Bell Road; thence N89°56'04"W along said north line, 1,028.62 feet to the point of beginning; containing 11.56 Acres, more or less;

and

**PARCEL 2**

The W  $\frac{1}{2}$  of the W  $\frac{1}{2}$  of Section 36, Township 4 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, State of Arizona.



Legal Descriptions of Proposed C. C. & N. Extension Areas  
Sun City Sewer Company

**PARCEL 1**

That portion of Section 30, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, State of Arizona, being more particularly described as follows:

Beginning at the S  $\frac{1}{4}$  corner of said Section 30; thence N00°16'26"W along the north-south mid-section line of said Section 30 a distance of 2,391.05 ft. to a point; thence N89°31'05"E a distance of 1,227.95 ft.; thence southwesterly along a non-tangent curve having a chord bearing of S06°21'32"W and a length of 201.90, whose radius is 817.44 ft. a distance of 202.42 ft.; thence S17°20'46"W a distance of 568.61 ft.; thence S72°44'57"E a distance of 25.00 ft.; thence S12°20'46"W a distance of 100.00 ft.; thence S65°53'13"E a distance of 113.56 ft.; thence S44°48'14"E a distance of 212.11 ft.; thence N45°04'23"E a distance of 30.00 ft.; thence S44°50'46"E a distance of 100.00 ft.; thence S45°04'23"W a distance of 30.00 ft.; thence S44°52'24"E a distance of 50.00 ft.; thence S49°08'16"E a distance of 96.50 ft.; thence S58°53'48"E a distance of 146.39 ft.; thence S71°54'35"E a distance of 145.30 ft.; thence S84°18'17"E a distance of 145.30 ft.; thence N89°31'12"E a distance of 19.95 ft.; thence S00°09'49"W a distance of 1045.34 ft. to a point on the south line of said Section 30; thence S89°49'07"W along the south line of said Section 30 a distance of 1,884.00 ft. to the Point of Beginning;

and

**PARCEL 2**

That portion of the SE quarter of Section 30, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, State of Arizona, being more particularly described as follows:

Beginning at the SE corner of said Section 30; thence S89°49'07"W along the south line of said Section 30, a distance of 225.00 ft. to the True Point of Beginning; thence N00°09'49"E a distance of 175.00 ft.; thence S89°49'07"W a distance of 220.00 ft.; thence S00°09'49"W a distance of 175.00 ft.; thence N89°49'07"E a distance of 220.00 ft. to the True Point of Beginning;

and



### **PARCEL 3**

The south 385 ft. of the west 310.01 ft. of the east 775.01 ft of the SE  $\frac{1}{4}$  of Section 30, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, State of Arizona;

and

### **PARCEL 4**

The W  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  of Section 6, Township 3 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, State of Arizona;

and

### **PARCEL 5**

That portion of Section 21, Township 3 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, State of Arizona, being more particularly described as follows:

Beginning at the SW corner of said Section 21; thence N88°17'15"E along the south line of said Section 21 a distance of 840.11 ft.; thence N00°27'30"E a distance of 500.36 ft.; thence S88°17'15"W a distance of 839.13 ft.; thence S00°34'15"W, a distance of 500.40 ft. to the Point of Beginning;

and

### **PARCEL 6**

That portion of Section 28, Township 3 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, State of Arizona, being more particularly described as follows:

Beginning at the NW corner of said Section 28; thence N88°10'00"E along the North line of said Section 28 a distance of 1264.00 ft.; thence S11°58'40"W a distance of 960.22 ft.; thence S31°42'40"W a distance of 652.73 ft.; thence S38°25'30"W a distance of 420.51 ft.; thence S23°48'10"W a distance of 513.38 ft.; thence S8°44'40"W a distance of 385.43 ft to a point on the South line of the NW  $\frac{1}{4}$ ; thence S88°15'00"W along said south line a distance of 175.55 ft to the W  $\frac{1}{4}$  corner of said Section 28; thence N0°26'30"W along the west line of the NW  $\frac{1}{4}$  Section 28 a distance of 2640.33 ft. to the Point of Beginning;



Legal Descriptions of Proposed C. C. & N. Extension Areas  
Sun City West Utilities Company – Wastewater

**PARCEL 1**

That portion of the North  $\frac{1}{2}$  of G.L.O. Lot 2 and the North  $\frac{1}{2}$  of G.L.O. Lot 3 of Section 2, Township 3 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, State of Arizona, being more particularly described as follows:

Beginning at the NW corner of said Section 2; thence S89°56'04"E along the North line of said Section 2, a distance of 1317.20 ft. to the True Point of Beginning also being the NW corner of said Lot 3; thence S00°01'39"E along the West line of said Lot 3, a distance of 514.32 ft.; thence S89°42'04"E parallel with the 242.00 ft. northerly of the South line of said N  $\frac{1}{2}$  of Lot 3 a distance of 104.00 ft.; thence S00°01'39"E parallel with and 104.00 ft. easterly of said west line of Lot 3, a distance of 212.00 ft to the north line of Elm Street; thence S89°42'11"E along said north line a distance of 1213.02 ft. to the east line of said Lot 3; thence S89°42'04"E along said north line of Elm Street a distance of 19.73 ft to the SE corner of TRACT B of CROSSROADS TOWNE CENTER as shown in Book 391 of Maps, Page 47, M.C.R.; thence along the east line of said TRACT B and along the south line of TRACT A of said CROSSROADS TOWNE CENTER the following 6 (six) courses;

1. N00°01'12"W, 76.68 ft;
2. along a tangent curve concave to the southwest, having a radius of 172.10, through a central angel of 44°34'20" an arc distance of 133.88 ft.;
3. N44°35'32"W, 216.84 ft.;
4. along a tangent curve concave to the east, having a radius of 23.50 ft, through a central angle of 104°25'38" an arc distance of 42.83 ft.;
5. along a tangent compound curve, having a radius of 164.11 ft, through a central angle of 30°13'50" an arc distance of 86.59 ft.;
6. S89°56'04"E, 673.90 ft.;

thence along the easterly line of LAKE TRACT A of said CROSSROADS TOWNE CENTER the following 21 (twenty-one) courses;

1. S00°03'56"W, 7.94 ft.;
2. S01°11'55"E, 14.99 ft.;
3. S78°24'47"E, 15.07 ft.;
4. S83°54'51"E, 14.91 ft.;
5. S77°46'51"E, 15.04 ft.;
6. S80°47'11"E, 15.01 ft.;
7. S67°09'12"E, 14.95 ft.;
8. S47°54'33"E, 15.10 ft.;
9. S32°27'50"E, 14.92 ft.;
10. S21°04'03"E, 9.64 ft.;
11. S11°23'31"W, 14.96 ft.;

12. S25°06'28"W, 14.97 ft.;
13. S30°49'02"W, 15.06 ft.;
14. S30°39'00"W, 14.96 ft.;
15. S40°03'19"W, 15.01 ft.;
16. S45°29'21"W, 14.96 ft.;
17. S53°30'08"W, 14.94 ft.;
18. S57°39'49"W, 15.04 ft.;
19. S60°33'24"W, 14.94 ft.;
20. S71°05'22"W, 15.02 ft.;
21. S72°46'16"W, 12.09 ft.;

thence S30°17'49"W, a distance of 130.00 ft.; thence S59°42'11"E, a distance of 13.72 ft.; thence S30°17'49"W, a distance of 92.75 ft.; thence S00°17'49"W, a distance of 63.84 ft. to the south line of said N ½ of Lot 2; thence S89°42'11"E along said south line, a distance of 820.75 ft to the west line of Greasewood Street; thence N00°00'12"E along said west line, a distance of 766.88 ft. to the north line of said Section 2; thence N89°56'04"W along said north line, 2604.09 ft. to the True Point Beginning; containing 37.90 Acres, more or less;

and

#### **PARCEL 2**

That portion of the N ½ of G.L.O. Lot 4 of Section 2, Township 3 North, Range 1 West of the Gila and Salt River Base Meridian, Maricopa County, State of Arizona, being more particularly described as follows:

Beginning at the NW corner of said Section 2; thence S00°02'35"E along the west line of said Section 2 also being the centerline of Dysart Road, 750.96 ft to the SW corner of said N ½ of Lot 4; thence S89°42'04"E along the south line of said N ½, 841.81 ft; thence N00°02'32"W parallel with and 841.81 ft east of said west line, 323.72 ft.; thence N89°55'23"W, 40.30 ft; thence N00°02'35"W, parallel with and 801.50 ft east of said west line, 430.66 ft to the north line of said Section 2 also being the center line of Bell Road; thence N89°56'04"W along said north line, 801.50 ft to the point of beginning; containing 14.15 Acres, more or less;

and

#### **PARCEL 3**

The W ½ of the W ½ of Section 36, Township 4 North, Range 1 West of the Gila and Salt River Base Meridian, Maricopa County, State of Arizona.



Legal Descriptions of Proposed C. C. & N. Extension Areas  
Sun City West Utilities Company – Water  
Transfer Parcel

**PARCEL 1**

The SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  and the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  and the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 24, Township 4 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, State of Arizona.